

**REDEVELOPMENT AGENCY MEETING
JUNE 3, 2003**

The meeting called to order as the City Council at 10:10 a.m. by Mayor Murphy.

Roll Call Peters, Atkins, Lewis, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk
Elizabeth Maland, City Clerk

Excused: Zucchet

The meeting adjourned as the City Council at 11:11 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:22 a.m. with Council Member Zucchet not present.

The meeting adjourned as the City Council at 11:25 a.m.

The meeting reconvened as the Redevelopment Agency at 11:25 a.m.

2. Naval Training Center Redevelopment Project. (District 2).

(Continued from meeting of May 6, 2003)

(RA 2003-150)

Authorize the Executive Director, or his designee, to execute the Third Implementation Agreement to the Naval Training Center Disposition and Development Agreement.

(RA 2003-148) (Adopted May 6, 2003 as amended, R-03626 Cor. 5/30/03)

Authorize the Executive Director, or his designee, to execute the Rehabilitation Grant Agreement between the Agency and the NTC Foundation.

(RA 2003-149) (Adopted May 6, 2003, R-03627 Cor. 5/30/03)

Authorize the Executive Director to encumber specific buildings in the Civic, Art and Cultural Center by issuing a deed of trust in HUD's favor.

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2. **Naval Training Center Redevelopment Project. (District 2).**

(Continued from meeting of May 6, 2003)

(RA 2003-147) (Adopted May 6, 2003, R-03628 Cor. 5/30/03)

Authorize the Executive Director, or his designee, as the Agency's authorized representative to vote for the formation of the Liberty Station Maintenance Assessment District.

See Redevelopment Agency Report No. RA-03-12 and City Manager Report No. CMR-03-088, dated April 30, 2003.

See Council Companion Item No. 332

Staff: Maureen Ostrye 533-5428

Atty: Elisa Cusato

No one spoke in opposition to the continuance.

Motion by Member Fyre to continue to Tuesday, June 17, 2003, for further review
(with Zucchet not present)

Second by Member Inzunza

Vote: 8-0

The meeting adjourned as the Redevelopment Agency at 11:26 a.m.

The meeting reconvened as the City Council at 11:26 a.m.

The meeting adjourned as the City Council at 11:56 a.m.

The meeting reconvened as the Redevelopment Agency at 11:56 a.m.

Adoption

5. **Request to Bid Demolition – Smart Corner Block. (District 2).**

(RA 2003-111)

Approving the demolition of onsite improvements on the Smart Corner site; make certain findings with respect to the payments for demolition of on-site improvements and construction of a temporary park lot (demolition and development) on the Smart Corner site.

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Adoption

5. Request to Bid Demolition – Smart Corner Block. (District 2).

(RA 2003-154)

State for the record that the Final Master Environmental Impact Report (MEIR) has been reviewed and considered prior to approving the demolition and development; direct the secretary of the agency to file a notice of determination

See Centre City Development Corporation Report No. CCDC-03-04 and Council Report No. CCDC-03-03, dated May 28, 2003.

Council Companion Item No. 331

Auditor Certificate Number: AC 2301155

No one spoke in opposition to these items.

Motion by Member Madaffer to approve (with Zucchet and Inzunza not present)

Second by Member Lewis

Vote: 7-0

Redevelopment Agency Resolution numbers R-03632 and R-03633; and City Council Resolution numbers R-298037 and R-298038.

Adoption

4. **Second Amendment to Agreement with Nasland Engineering – Civil & Rail Engineering Services. (District 2).**

(RA 2003-165)

Approving a Second Amendment to the Agreement with Nasland Engineering for Civil & Rail Engineering Consultant Services in the amount of \$114,479; maximum compensation will not exceed \$793,771.

See Centre City Development Corporation Report No. CCDC-03-19, dated May 28, 2003.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2301085

Motion by Member Atkins to approve (with Zucchet and Inzunza not present)

Second by Member Madaffer

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03634 and D-03634.

3. **Exclusive Negotiation Agreement with San Diego Convention Center Corporation, Balboa Theatre. (District 2).**

(RA 2003-161)

Approving an Exclusive Negotiation Agreement with San Diego Convention Center Corporation for the Historic Rehabilitation of the Balboa Theatre.

See Centre City Development Corporation Report No. CCDC-03-21, dated May 28, 2003.

No one spoke in oppsotion to this item.

Motion by Member Atkins to approve (with Zucchet and Inzunza not present)

Second by Member Madaffer

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03635 and D-03635.

1. **Approval of the minutes:**

March 25, special meeting

April 1, 2003

April 8, 2003, special meeting

Motion by Member Atkins to approve (with Zucchet and Inzunza not present)

Second by Member Madaffer

Vote: 7-0

Chair Murphy stated that Redevelopment Agency, Item no. 6 and Council Companion Item no. 335 will be heard at 2:00 p.m.

The meeting adjourned as the Redevelopment Agency at 11:58 a.m.

The meeting reconvened as the City Council at 2:06 p.m. by Mayor Murphy with Zucchet not present.

The meeting adjourned as the City Council at 2:07 p.m.

The meeting reconvened as the Redevelopment Agency with City Council at 2:07 p.m.

Public Hearing

6. **Horton Plaza Tax Allocation Bonds, Series 2003. (District 2).**

(RA 2003-157)

Approving the Horton Plaza Redevelopment Project Subordinate Tax Allocation Bonds, Series 2003A and Junior Lien Tax Allocation Bonds, Series 2003B.

(RA 2003-156)

Approving the Horton Plaza Redevelopment Project Tax Allocation Housing Bonds, Series 2003C in a total amount not to exceed \$20 million and authorizing certain other matters pertaining to the proposed sale of bonds.

See Centre City Development Corporation Report No. CCDC-03-12, dated May 28, 2003.

Council Companion Item No. 335

Frank Alessi, project manager, presented staff report.

Adoption

6. Horton Plaza Tax Allocation Bonds, Series 2003. (District 2).

No one spoke in opposition to these items.

Motion by Member Madaffer to approve (with Zucchet not present)

Second by Member Fyre

Vote: 8-0

Redevelopment Agency Resolution numbers R-03636 and R-03637; and City Council Resolution numbers R-298046 and R-298047.

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 2:18 p.m.

Secretary of the Redevelopment Agency
of the City of San Diego, California